

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District



I. IDENTIFICATION

- 1. Resource number: **5LR.4392**
- 2. Temporary resource number: **SHF-55**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic building name: **Gus and Molly Carter Residence**
- 6. Current building name: **Value Added Partners Home**
- 7. Building address: **427 South Shields Street**
- 8. Owner name: **CAHCD, LLC**
- Owner organization:
- Owner address: **2002 Lookout Lane
Fort Collins, CO 80526**

Parcel number: **97104-24-017**

- | | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
SE 1/4 SE 1/4 SE 1/4 SE 1/4 of section 10
10. UTM Reference Zone: **13**
Easting: **491834** Northing: **4492367**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Portions of Lots 1 through 3, Block 11**
Addition: **Scott Sherwood** Year of addition: **1925**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **T-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **1869 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Ceramic Tile Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage**
Chimney
21. General architectural description:
This T-shaped Ranch type home faces east and rests on a concrete foundation. The walls are white painted brick. Accents resembling abstract quoins and made of unpainted, red, rough-faced, Roman brick appear on the corners of the façade, flanking one side of the two-car attached garage, and along the north side of the home.
- The house has a cross-gabled roof clad in red ceramic tile. The primary entry is located in the projecting gable and faces south. There is a large chimney, somewhat obscured by a tree, located near the intersection of the two bays of the home. The façade features two picture windows, one immediately adjacent to the garage and the second nearer to the chimney. There is a small double-hung window on the portion of the façade that projects towards Shields Street.

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The north side of the home has at least three nine-over-one, double-hung windows. All windows feature natural brick sills.

According to Larimer County Assessor Records, this home has six bedrooms, three baths, and an 869 square-foot basement. Character-defining features of the Ranch type evident at 427 South Shields Street include the horizontal orientation, attached garage, dominant chimney, and picture windows.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This property is located on a relatively level lot at the corner of West Mulberry and South Shields streets. The elevation is around 5100 feet above mean sea level. The front yard is overgrown with sunflowers. There are several trees and bushes around the home. A curved sidewalk links the driveway and the front entry door.

24. Associated building, features or objects:

None visible

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1947**

Actual Estimate

Source of Information: **City of Fort Collins building permits - Local History Archive (online)**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Gus and Molly (or Mollie) Carter**

Source of Information: **1948 Fort Collins Polk City Directory; City of Fort Collins building permits - Local History Archive (online)**

29. Construction history:

According to Larimer County assessor records, this house was constructed in 1948. However, a building permit was granted to Gus W. Carter on October 9, 1947, to build a residence on this lot. From the exterior, the home appears to have been little changed. It is somewhat unusual for a home of this vintage to feature a two-car garage; most houses erected in the early postwar period featured either a single-car garage or no parking facilities at all. Internal alterations seem highly likely since the house currently features six bedrooms and three bathrooms. This type of interior arrangement and sheer amount of square footage was virtually unheard of at the time of construction. Likely these changes occurred when the house became a rental property/ student housing after 1980.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate uses(s): **Domestic/Single Dwelling**

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33. Current uses(s): **Domestic/Single Dwelling**

34. Site type(s): **Suburban home**

35. Historical background:

This home was constructed in 1947 and Gus and Molly Carter were the original owners. A member of the Carter family lived in this house nearly continuously until 1980.

Gus Carter was born on June 10, 1901, in Obion, Tennessee, to parents George W. and Bertie J. Carter, both of Kentucky. By 1930 Gus was living in Denver and working as a printer. Molly Pitch Carter was born January 4, 1910, in Fort Collins. The couple had two children: Joan E. (born 1933) and J. Braxton (born 1935). During the time the couple lived at 427 South Shields Street there were two professions listed for Gus: coin machine operator starting in 1952 and the owner of Carter Music in 1956. However, he may have worked as a builder or contractor, since the Fort Collins Local History Archive includes building permits he received in 1946 for residences at 405 South Shields Street and both 1215 and 1217 West Magnolia Street. By 1959 he was retired. He died in Basalt, Colorado, in 1962.

It seems likely Molly accompanied Gus to Basalt during the last years of his life, since the residents of this home from 1960 through 1962 were Warren, and his mother Eloise T., Glynn. Warren Glynn was born July 7, 1939, in Atlantic, Iowa. He earned a B.S. in Animal Science from California Polytechnic State University and an M.S. in the same field from Colorado State University. During the time he lived in this house, Glynn worked as a salesman at Cooper-Michael Auto. He married June Eisele on January 30, 1965, in Reno, Nevada, and the couple raised five children in Sheridan, Wyoming. Warren died there on November 23, 2009.

Molly Carter was again listed living at this house in 1964 and she remained here until 1980. In that year another resident, Kenneth Arthur Meck, was also present. Molly died in 1981 in Denver.

Throughout the 1980s until the early 2000s, the house had a series of residents and it is possible it shifted to rental housing for Colorado State University students. In 2004 Cyndee A. Durand purchased the home for \$360,000; there is no record of her living in the house, and it seems likely it remained a rental unit during her period of ownership. She sold the property on January 27, 2010, to CAHCD, LLC.

36. Sources of information:

Larimer County tax assessor records (online).

Fort Collins City Directory. Fort Collins: Maurer & Maurer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1948 through 2001.

1920 and 1930 U.S. Census for Gus Carter.

Social Security Death Index for Gus Carter.

Google search for Gus Carter: <http://www.carter-cousins.org/kits/53079.htm> [Accessed 6 September 2010].

Google search for Warren Glynn: <http://www.thesheridanpress.com/November2009.htm> [Accessed 6 September 2010].

VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad patterns of our history.

B. Associated with the lives of persons significant in our past.

C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high

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artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Fort Collins landmark criteria:

- 1. The property is associated with events that have made a significant contribution to the broad patterns of history; or
- 2. The property is associated with the lives of persons significant in history; or
- 3. The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

39. Areas of significance: **Architecture**

40. Period(s) of Significance: **1947**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is historically significant for its long-term association with Gus and Molly Carter, the middle-class original owners of this house. Architecturally, the home represents a Ranch type house. Character-defining features include the horizontal orientation, attached garage, dominant chimney, and picture windows. The level of significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, the home qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

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Constructed in 1947, this residential building exhibits a moderately high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. There are no visible alterations to the exterior of the home; however, interior changes seem likely. These alterations did not impact integrity and interior changes are never considered in determinations of eligibility for listing a resource as a Fort Collins Landmark. This building retains sufficient physical integrity to convey its architectural and historical significance for listing as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

- 44. National Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
- State Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
- Local landmark eligibility field assessment: Individually eligible Not eligible Needs data Previously listed

- 45. Is there National Register district potential: Yes No Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to recommend the creation of an historic district.**

If there is National Register district potential, is this building contributing: Yes No N/A

- 46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **shieldssts0427 - 1.tif through shieldssts0427 - 3.tif**
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins
218 N. College Avenue
Fort Collins, CO 80522**
- 48. Report title: **Fort Collins Post-War Survey**
- 49. Date(s): **08/26/2010**
- 50. Recorder(s): **MaryTherese Anstey**
- 51. Organization: **Historitecture, LLC**
- 52. Address: **PO Box 181095
Denver, CO 80218-8822**
- 53. Phone number(s): **(303) 390-1638**

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SKETCH MAP

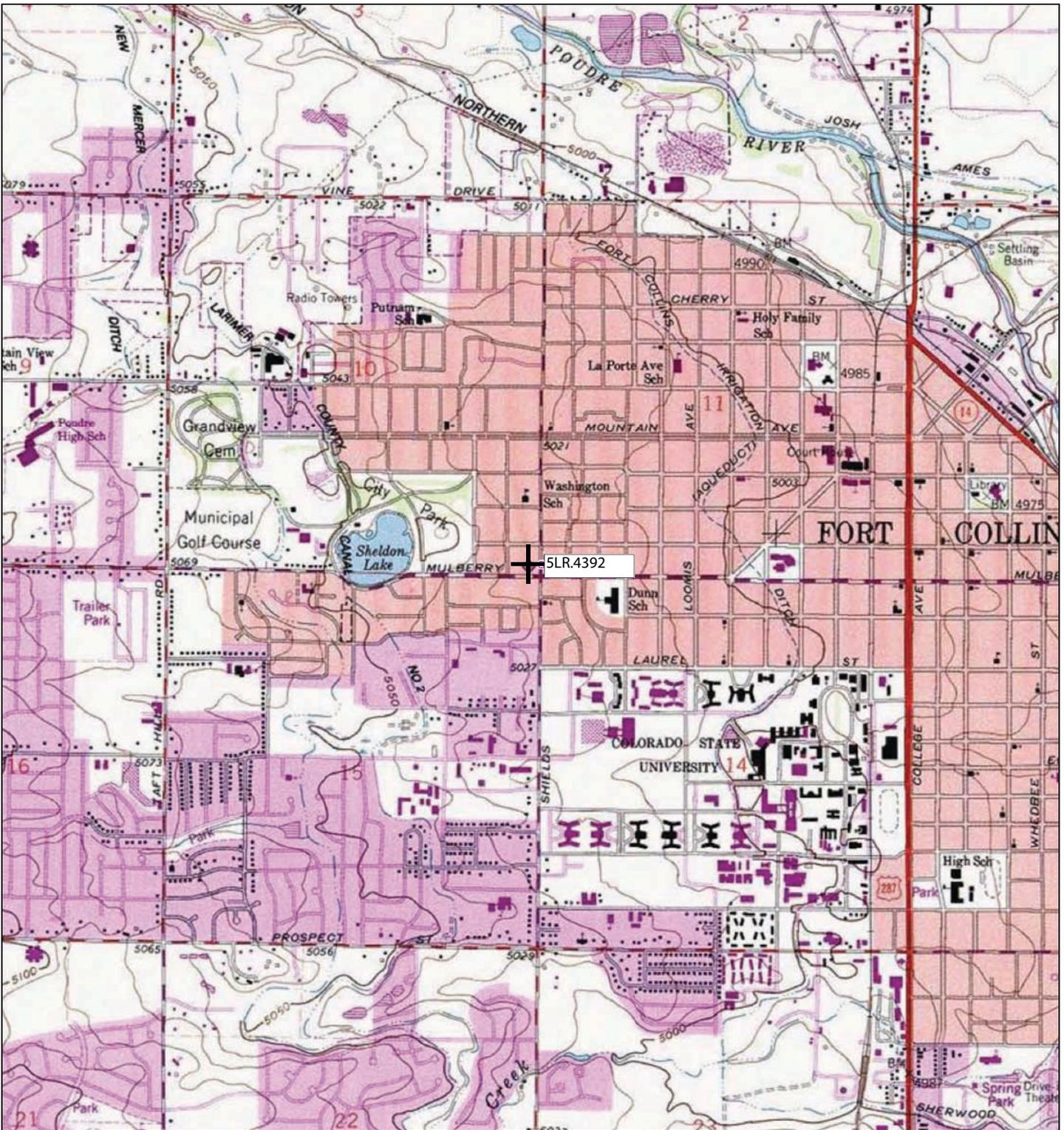


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LOCATION MAP



Source: U.S. Geological Survey 7.5' Fort Collins - 1984

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